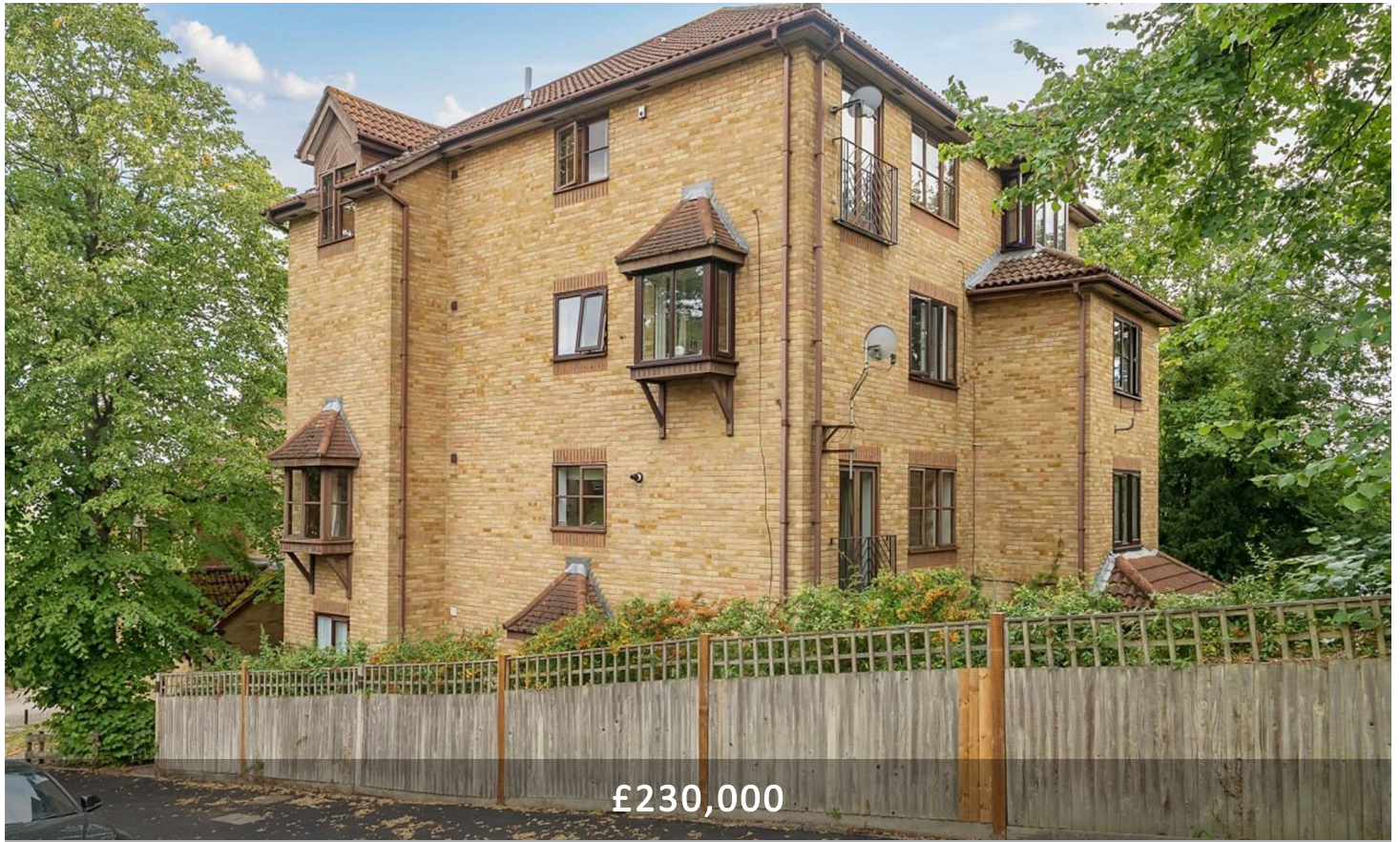


Cypress Road, London, SE25 6BJ



Flat - Purpose Built

- Contemporary One Bedroom Flat
- Placed On The South Norwood/Crystal Palace Borders
- Gas Central Heating With Radiators
- Entry Phone System
- Shared Lawns To Rear
- Situated On The Ground Floor
- Separate Fitted Kitchen
- Bathroom In White
- Parking
- Should Be Viewed Internally To Be Appreciated

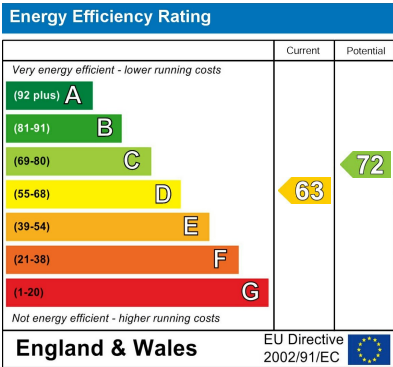
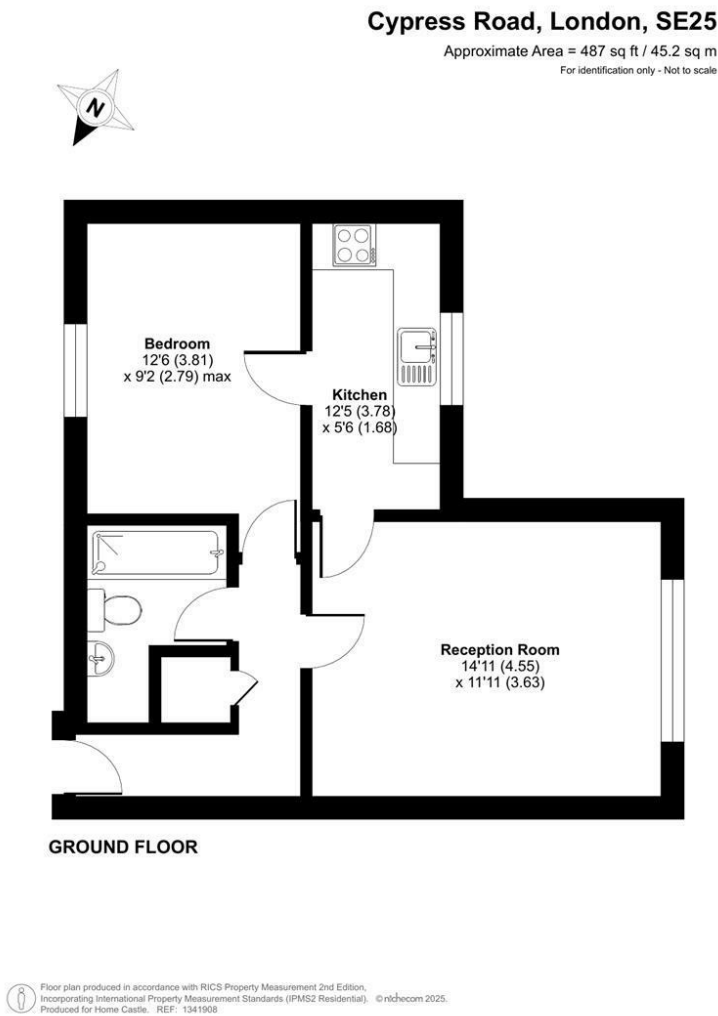
Cypress Road, London, SE25 6BJ

Situated on the South Norwood/Crystal Palace borders, this one-bedroom purpose-built flat forms part of a contemporary development set on a bold corner plot. The property features a modern fitted kitchen, a separate living area, and an attractive white bathroom. A particular advantage is the allocated parking space, complemented by well-maintained shared lawns to the rear of the development. The vendor has also advised that the property will be sold with an extended lease, adding further peace of mind for prospective purchasers. The location is well served by excellent transport links, with both Norwood Junction and Crystal Palace BR/Overground stations nearby, as well as local bus routes. A wide range of amenities can be found at the vibrant Crystal Palace Triangle and South Norwood High Street, while leisure opportunities abound at Norwood Lake, surrounding parkland, and the South Norwood Country Park. Early viewing is highly recommended.

Tenure: Leasehold - Lease Term: 99 years from 24th June 1988 - Service charge: £2,764.31 per annum Ground Rent: £60.00 per annum - EPC Rating D - Croydon Council Tax Band B - the boiler does work however will need replacing.

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors. If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher. If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.